

RE: PETITION FOR ZONING VARIANCE
3W/S Fitch Avenue, 54' NW of
the c/l of Rossville Boulevard
(7850 Rossville Boulevard)
14th Election District
6th Councilmanic District
Abrams Development Group
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-90-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, Abrams Development Group, by and through its attorney, Cynthia A. Berman, Esquire. The Petitioner requests relief from Section 413.6.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) freestanding signs of 148 sq.ft. per face, with a height of 21 feet each in lieu of the permitted sign of 50 sq.ft. per face, with a maximum height of 12 feet, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were James Abrams, President of Abrams Development Group, who was represented by Cynthia A. Berman, Esquire, and Matthew Gable, owner of Gable Sign and Graphics, Inc., and Chris Cerbeck, a tenant who leases space on the subject site from Abrams Development Group. There were no Protestants.

Testimony indicated that the subject property, known as 7850 Rossville Boulevard, consists of a gross area of 2.464 acres, more or less, zoned M.L.R.-I.M. and M.L.-I.M. and is the site of a two-story multi-tenant commercial building known as the Rossville Center. Said property is located at the corner of Fitch Avenue and Rossville Boulevard. The Petitioner is desirous of erecting two pylon signs, one at each vehicular entrance to the site, to identify tenants of the subject building.

Testimony indicated that the requested signage is necessary due to the topography of the land at this location. Chris Cerbeck, one of the Petitioner's tenants, testified that he has received complaints from customers that his business is hard to find. In his opinion, business is not what it should be due to the lack of signage. Further testimony indicated that the relief requested is necessary to provide adequate notice of the various businesses at this location to the motoring public.

It is to be noted that on the Petition filed, the Petitioner designated the use of the subject property as an industrial or office park. The Office of Planning and Zoning submitted comments dated October 20, 1992 in which they identify this site as a multi-tenant commercial building and not an industrial or office park. The comments submitted by the Office of Planning and Zoning also state that the Petitioner's request is inconsistent with the spirit and intent of the B.C.Z.R. in that freestanding business signs are traditionally small and serve to identify a building or user of a single-occupant building, not tenants of a multi-tenant building. I agree with their comments and find that the Petitioner's request for business signs is inappropriate. Furthermore, the site plan submitted herein and identified as Petitioner's Exhibit 1 contains a plainly written note thereon that any signs shall comply with Section 413 of the B.C.Z.R. and all zoning policies. Given this and for the reasons set forth above, the Petitioner's request shall be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

- 2 -

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. To paraphrase the comments submitted by the Office of Planning, it appears that the Petitioner is requesting the instant variance in lieu of compliance with Section 413.6.b of the B.C.Z.R. which permits two freestanding business signs, one at each vehicular entrance to a site, but with a maximum height of 6 feet and a maximum surface area of .25 sq.ft. per face. The testimony presented by Petitioners was in support of a matter of preference rather than of the necessity for the variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of November, 1992 that the Petition for Zoning Variance requesting relief from Section 413.6.D of the Baltimore

- 3 -

County Zoning Regulations (B.C.Z.R.) to permit two (2) freestanding signs of 148 sq.ft. per face, with a height of 21 feet each in lieu of the permitted sign of 50 sq.ft. per face, with a maximum height of 12 feet, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby DENIED.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/18/92
By TMK

ORDER RECEIVED FOR FILING
Date 11/18/92
By TMK

ORDER RECEIVED FOR FILING
Date 11/18/92
By TMK

ORDER RECEIVED FOR FILING
Date 11/18/92
By TMK

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

November 18, 1992

(410) 887-4386

Cynthia A. Berman, Esquire
Tabor and Betten, P.A.
1 M. Charles Street, Suite 1115
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
SW/S Fitch Avenue, 54' NW of the c/l of Rossville Boulevard
(7850 Rossville Boulevard)
14th Election District - 6th Councilmanic District
Abrams Development Group - Petitioners
Case No. 93-90-A

Dear Ms. Berman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 807-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File



93-90-A 98
Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at Rossville Boulevard and Fitch Avenue

This Petition shall be filed with the Office of Zoning Administration & Development Management, and MLR-IM in part. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 2 freestanding signs (1 at each vehicular entrance to an industrial or office park) with a height of 21 feet and each containing 148 square foot per face in lieu of the permitted 12 ft height and 50 square foot per face.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: N/A

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Cynthia A. Berman/Alan Betten

(Type or Print Name)

Tabor and Betten, P.A.

Suite 1115

1 M. Charles St. (410) 547-1500

Baltimore, Maryland 21201

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ABRAMS DEVELOPMENT GROUP

(Type or Print Name)

Signature

JAMES ABRAMS

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:

Abrams Development Group

c/o James Abrams

8827 Columbia 100 Parkway, #5

Columbia, MD 21045 995-5566 (H)

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Indicate for Hearing

the following date: Next Two Months

All OTHER DATE 9-11-92

ORDER RECEIVED FOR FILING
Date 11/18/92
By TMK

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Indicate for Hearing

the following date: Next Two Months

All OTHER DATE 9-11-92

93-90-A 98

Rossville Center is located at an angle to Rossville Road and Fitch Road such that motorists traveling on those roads have difficulty seeing the tenants' signage on their places of business in the Center. This provides a practical difficulty to the tenants, their customers and prospective customers. If people can not see the business signage in the Center, then they cannot find the businesses they are seeking. They are frustrated and irritated when they do locate the business. The lack of visibility also severely limits the number of "walk-in" customers that the businesses in the Center will obtain. The absence of clear signage at the entrance to the Center damages the tenants' businesses by annoying and perhaps driving away their current clientele and by preventing prospective new clients from becoming aware of them.

This practical difficulty can be alleviated by the construction of the proposed pylon signs at the entrances to the Center. The Petitioner submits that compliance with the zoning requirements would unreasonably prevent its use of the property for a permitted purpose and that the requested relief will not result in any substantial to the public health, safety and general welfare.

CAB3:rosszone
090892

93-90-A
**MAH DEVELOPMENT
ENGINEERS, INC.**

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
(301) 828-9060
Columbia Office
(301) 730-9060
98

REVISED 9/14/92

ZONING DESCRIPTION

Beginning at a point on the southwest side of Fitch Avenue which is 60' right-of-way wide at the distance of 54' northwesterly of the centerline of the nearest improved intersecting street Rossville Boulevard which is 75' right-of-way wide. Thence the following courses and distances: Radius to the right 20.00 feet arc length. 25.29' chord bearing. S 35° 59' 42.5" E 23.64 feet; S 00° 13' 50" W 120.53 feet; radius to the left. 1469.89 feet arc length. 300.00 feet chord S 05° 38' 01" E 300.37 feet N 72° 21'-20 W 321.34 feet; N 20° 20' 40" E 405.73 feet; S 72° 13' 15" E 128.40 feet to the place of beginning as recorded in deed liber 8447 folio 617.



Malcolm E. Hudkins

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Variance Date of Posting: 9/24/92

Posted for: Abrams Development Group

Location of property: 5415 N. Pitt Avenue, 54' NW of c/l Roseville Blvd.
7850 Roseville Blvd.

Location of Sign: Along entrance to property

Remarks: None

Posted by: [Signature] Date of return: 10/2/92

Number of Signs: 1

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 93-90-A

Date: 9/16/92

93-90-A

PUBLIC HEARING FEES
020 - ZONING VARIANCE (OTHER) 1 X \$250.00

LAST NAME OF OWNER: ABRAMS DEVELOPMENT

TOTAL: \$250.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 93-90

Date: 10/22/92 hearing

93-90

040040107121CRK
P.001204P10-16-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 10.6.92

RE: Abrams Development Group
8827 Columbia 100 Parkway #5
Columbia, Maryland 21045

Dear Petitioner(s):

Please be advised that \$ 66.07 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 105, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

[Signature]

ARNOLD JABLON
DIRECTOR

Tabor and Betten, P.A.

Printed on Recycled Paper

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/2, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/1, 1992.

THE JEFFERSONIAN,
S. Zake Orlow
Publisher

66.07

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9-11-92 ACCOUNT: 107601

AMOUNT: \$ 250.00

RECEIVED FROM: Alan Betten

FOR: Commercial Variance Filing Fee
Abrams Development Group 7850 Roseville Blvd

VALIDATION OR SIGNATURE OF CASHIER

93-90-A

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 23 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-90-A (Item 98)
5415 Pitt Avenue, 54' NW of c/l Roseville Boulevard
7850 Roseville Boulevard - Roseville Centre
14th Election District - 6th Councilmanic
Petitioner(s): Abrams Development Group
HEARING: THURSDAY, OCTOBER 22, 1992 at 2:00 p.m. in Rm. 106, Office Building.

Variance to allow 2 free-standing signs (1 at each vehicular entrance to an industrial or office park) with a height of 21 feet and each containing 148 square feet per face in lieu of the permitted 12 feet height and 50 square feet per face.

[Signature]
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Abrams Development Group
Tabor and Betten, P.A.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 8, 1992

Cynthia A. Berman, Esquire
Alan Betten, Esquire
Tabor & Betten, P.A.
1 N. Charles Street STE 1115
Baltimore, MD 21201

RE: Item No. 98, Case No. 93-90-A
Petitioner: Abrams Development Group, et al
Petition for Variance

Dear Ms. Berman & Mr. Betten:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 11th day of September, 1992

[Signature]
ARNOLD JABLON
DIRECTOR

Received by:
[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Abrams Development Group, et al
Petitioner's Attorney: Cynthia A. Berman & Alan Betten

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: October 20, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Roseville Center

INFORMATION:
Item Number: 98

Petitioner: Abrams Development Group

Property Size: 2.46 acres

Zoning: MI-1M, MFR-1M

Requested Action: Variance

Hearing Date: 10/22/92

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a variance to allow two free-standing signs, with a height of 21 feet and each containing 148 square feet per face in lieu of the permitted 12 feet in height and 50 square feet per face.

The Office of Planning and Zoning recommends DENIAL of the petitioner's request.

This site is a multi-tenant commercial building rather than an industrial or office park as stated by the petitioner. Therefore, the petitioner should be requesting a variance to Section 413.6.b. of the BCZR which permits 2 free-standing business signs (one for each street which has vehicular access) with a maximum height of 6 feet and a maximum surface area of .25 square feet per face.

It appears the petitioner is requesting a variance simply to allow the individual tenants of his building to be identified on freestanding business signs located at the vehicular entrances to the site. This is not consistent with spirit and intent of the BCZR. In MFR and MI zones it is intended that freestanding business signs be relatively small and serve to identify a building or perhaps the user of a single-occupant building. Business signs and directory signs for tenants of a multi-tenant building are provided for under sections 413.6.a, 413.6.c and 413.6.e of the BCZR.

Prepared by: [Signature]

Division Chief: _____

FH/PK/EMC/prh

98.ZAC/ZAC1

Baltimore County Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis A. Kennedy Date: 9/28/92

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: 6-1-92 Meeting Date: 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Project Name	Waiver Number	Zoning Issue	Meeting Date
Walter T. Anderson and Charles E. Maynard	100		9/21/92
DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		NC
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		NC
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		NC
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn	88		NC
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		NC
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Navasky	97		NC
DED DEPRM RP STP TE			
✓ Abrams Development Group			NC
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		NC
DED DEPRM RP STP TE			

COUNT 9

FINAL TOTALS

COUNT 10

Rec'd jw 9/29/92

SHA Maryland Department of Transportation State Highway Administration
O. James Lighthizer Secretary
Hal Kassoff Administrator

Re: Baltimore County
Item No.: 198 (JJS)

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David Ramsey 9/24/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-493-3062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

**BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND**

DATE: September 25, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 21, 1992

ITEM NUMBER: 98

- 400 ft. sight lines need to be shown at the site access to Rossville Boulevard and to Fitch Avenue.
- Sight lines are to be drawn from the centerline of the proposed access at a point 10 ft. behind the extension of the main road curb line to the center line of the nearest approach lane on the main road.
- All subsequent plans must note that the areas between the sight line and the curb line must be cleared, graded, and kept free of any obstructions.

RJF/lvd

Rec'd 9/29/92 jw

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: 1.12 Mr. Kelly Date: 9-28-92

Project Name: _____
File Number: _____ Waiver Number: _____ Zoning Issue: _____ Meeting Date: _____

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Michael S. and Margaret L. Craft	89		9/21/92
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Navasky	97		NO COMMENTS
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		NO COMMENTS
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		NO COMMENTS
DED DEPRM RP STP TE			

COUNT 9

Project Name	Waiver Number	Zoning Issue	Meeting Date
Terry A. and Joan K. Greenwood	58		9/8/92
DEPRM STP (omitted in error)			
John Dietsch	61		Written Comments
DEPRM			
Edward L. and Francine M. Wickman	77		In process
DEPRM			
Charles W. Berg And Willie D. Graves	78		In process
DEPRM			

COUNT 4

FINAL TOTALS

COUNT 29

*** END OF REPORT ***

Rec'd jw 9/29/92

Baltimore County Government Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500 (410) 887-4500

SEPTEMBER 30, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ABRAMS DEVELOPMENT GROUP
Location: #7850 ROSSVILLE BOULEVARD - ROSSVILLE CENTRE
Item No.: #98 (JJS) Zoning Agenda: SEPTEMBER 21, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John P. Kelly Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: John P. Kelly Date: 9/30/92

Project Name: _____
File Number: _____ Waiver Number: _____ Zoning Issue: _____ Meeting Date: _____

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Walter T. Anderson and Charles E. Maynard	100		9/21/92
DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		No Comment
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		No Comment
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		No Comment
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn	88		No Comment
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		No Comment
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Navasky	97		No Comment
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		No Comment
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		No Comment
DED DEPRM RP STP TE			

COUNT 9

FINAL TOTALS

COUNT 9

*** END OF REPORT ***

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Cynthia A. Beeman</u>	<u>Suite 1115, The Blawie Bldg</u>
<u>Tabor and Betty R.A.</u>	<u>One North Charles Street</u>
	<u>Baltimore, MD 21201</u>

93-90-A

RECEIVED
OCT 5 1992
ZONING OFFICE

7948 FORT SMALLWOOD ROAD BALTIMORE, MARYLAND 21226 PHONE 410-255-6400 FAX 437-5336

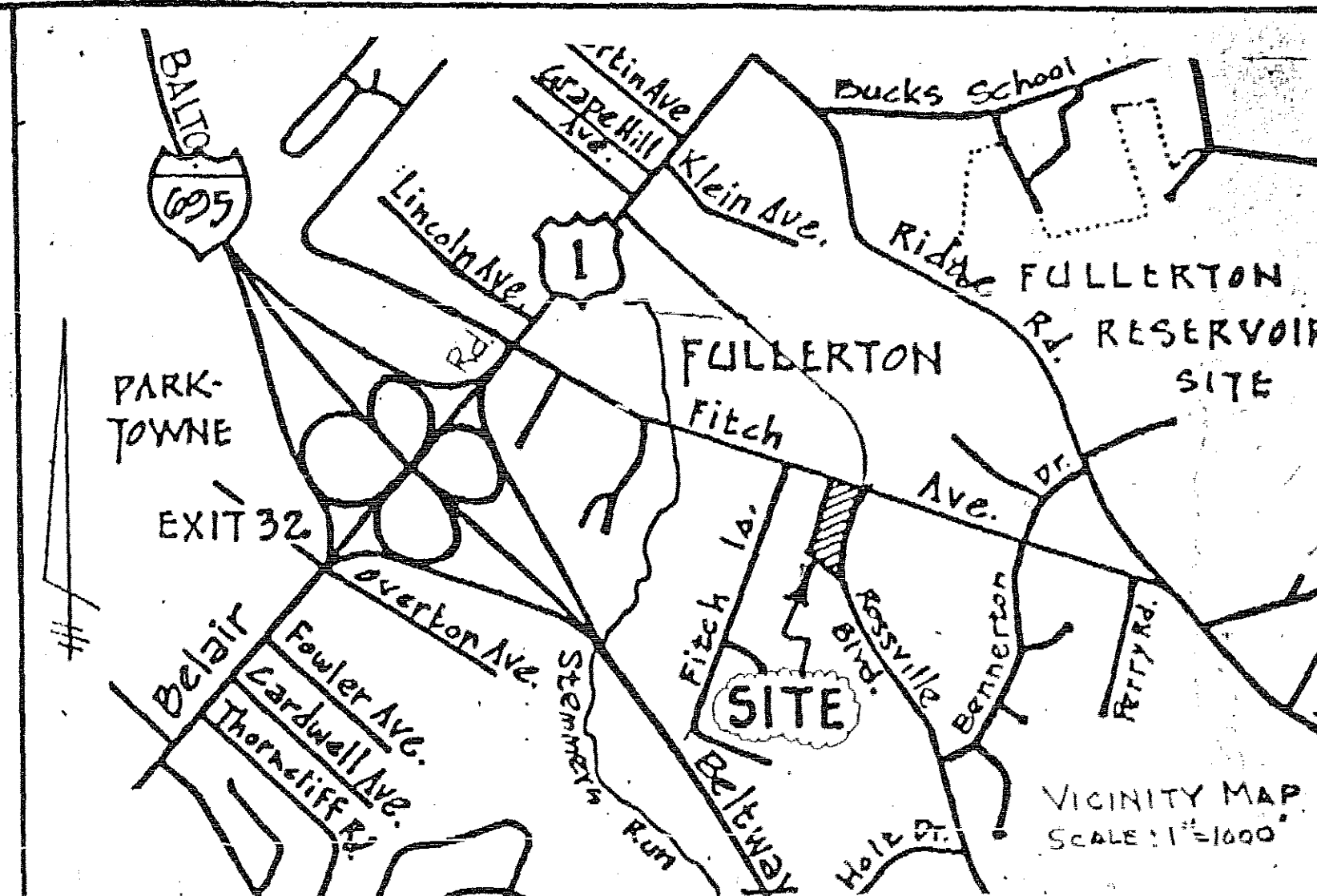
PYLON IDENTITY SIGN



ROSSVILLE CENTER

DETAIL PARKING
SPACE FOR HANDICAPPED
N.E.C.

△ * NOTE:
AREAS BETWEEN THE SIGHT LINE AND
THE CURB LINE MUST BE CLEARED, GRADED
AND KEPT FREE OF ANY OBSTRUCTIONS.



NOTES: SITE AREA = 2.07 AC ± NET, 2.94 AC ± GROSS AREA
EXISTING ZONING = M.L.P.-1M, M.L.U.
PROPOSED FLOOR AREA = BANK: 2,000 S.F. WAREHOUSE: 28,300 S.F.
METAL: 4,941 S.F. TOTAL = 35,241 S.F.
PARKING REQUIRED (42%) = 32 = 19 COMPACT SPACES ALLOWED =
BANK: 2.2 SPACES/1000 S.F. = 7 SPACES
WAREHOUSE: 16 SPACES/EMPLOYEE, 28 EMPLOYEES = 28 SPACES
METAL: 5 SPACES/1000 S.F. = 25 SPACES
(TOTAL PARKING REQUIRED) = 60 SPACES
PARKING PROVIDED: (INCLUDES 5 H.G. & 4 COMPACT SPACES) = 121 SPACES
FLOOR AREA RATIO ALLOWED: 0.6 / 107,157.6 S.F. = 64,295 S.F.
FLOOR AREA RATIO PROPOSED: 35,241 S.F. / 107,157.6 S.F. = 0.33 = 33%

LEGEND

EXIST CONTOUR
PROP. GRADE

CONC. CURB & GUTTER

PAVING 1/4" INCH STRIPES

SPOT ELEVATIONS

STORM DRAIN (PROP.)

BURNING SOIL

HANDICAP PARKING SPACES:

GOLF SHOUBUK

TOP OF GRATE

TOP OF PROP. PAVING

1200'

1800'

TC 200'

PT 200'

PROP. 2' W.D.

N

G

1/4" = 167.5'

A-210A

TRADE SCHOOL	NO.	OCCUPANT	OFFICE SP. 10000 S.F. RETAIL SP. 10000 S.F.	RETAIL SP. S/10000 S.F.	REST. SPACE S/10000 S.F.	WAREHOUSE SPACE	1 EMPLOYEE ON LARGEST SHIFT	REQUIRE PARKING
	1	DOCTOR (MED.)	10000 S.F.					8.3
	2	CARPET WAREHOUSE						3
	3	PIZZA SHOP			10000 S.F.	2062	3	21.2
	4	HAIR SALON		10000 S.F.				6.8
	5	DENTIST/DOCTOR (MED.)	10000 S.F.					9.9
	6	BAKERY		10000 S.F.				9.6
2 EMP./WKS.	7	KARATE STUDIO						3
	8	INSURANCE OFF (GEN)	10000 S.F.					4.8
	9	INSURANCE OFF (GEN)	10000 S.F.					4.3
	10	GAUGES WAREHOUSE				1375	2	2
2 EMP./WKS.	11	DANCE SCHOOL						5
	12	LOCKSMITH				1375	3	3
	13	CYCLE PARTS				2062	4	4
	14	SIGN				2062	3	3
	15	ONYGEN				1375	4	4
	16	BAKERY	10000 S.F.					6.88
	17	RETAIL	10000 S.F.					11.1
	18	VACANT AREA				1375	2	2
	19	VACANT				920	1	1
		TOTAL PARKING REQUIRED						113
		TOTAL PARKING PROVIDED						128

Per Ex #1

VARIANCE FROM SECT. 413.0
 TO BRING WOOD SIGN TO BE REMOVED

DAVIDSON
DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA RD.
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND, 21204
PH. (301) 828-9000

[illegible]

APPLICANT/OWNER
 ABRAMS DEVELOPMENT GROUP
 SUITE 3
 3821 COLUMBIA 100 PARKWAY
 COLUMBIA, MD 21045
 PHONE = 995-5544

PLAN PREPARATION

DRAWN BY: O.S.	DATE: 9/4/22
DESIGNED BY: VJM.	Scale: 1" = 30'
CHECKED BY: MBH.	Job No.: 6721-A

SIGN VARIANCE	
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ROSSVILLE CENTRE
* 7850 ROSSVILLE BOULEVARD.
14th ELECTION DISTRICT
BALTIMORE CO., MARYLAND

DRAWING No.	6721-A
SHEET No.	1 of 1